



**City and County of San Francisco
The Planning Department**

**1660 Mission Street
San Francisco, CA 94103-2414**

**90.808E: Asian Art Museum Project
EIR Addendum to the
San Francisco Main Library FEIR**

May 1, 1996

DOCUMENTS DEPT.

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Draft EIR Public Comment Period:	November 7 - December 23, 1991
Final EIR Certified:	February 27, 1992

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The Planning Department**

**1660 Mission Street
San Francisco, CA 94103-2414**

May 1, 1996

MEMORANDUM

TO: File 90.808E: Asian Art Museum Project

FROM: Carol Roos, Office of Environmental Review

RE: Addendum to San Francisco Main Library EIR certified in 1992

BACKGROUND

On February 27, 1992, the City Planning Commission certified a Final EIR (Case No. 90.808E) for construction of a new main library (now complete) on the block bounded by Larkin, Fulton, Hyde and Grove Streets; conversion of the existing library building, on the block bounded by Larkin, McAllister, Hyde and Fulton Streets, for use by the Asian Art Museum; and construction of a pedestrian mall on Fulton Street between Larkin and Hyde Streets. The FEIR is referred to herein as the *Main Library/Asian Art Museum FEIR*.

Since certification of the *Main Library/Asian Art Museum FEIR*, the Board of Supervisors approved designation of the Civic Center as a local Historic District under Article 10 of the City Planning Code. The district was proposed but not adopted at the time of EIR certification. Also since certification of the *Main Library/Asian Art Museum FEIR*, the State of California published and certified an EIR for a state office building (referred to herein as the *Civic Center Complex EIR*) that reached a different conclusion about transportation effects, from generally the same data and analysis, than did the *Main Library/Asian Art Museum FEIR*.

Section 31.35 of the San Francisco Administrative Code requires reevaluation of a project in certain cases when there is a modification to the project, the circumstances under which the project is to be undertaken or the information available for use in evaluation of the project and that, "if, on the basis of such reevaluation, the Department of City Planning determines that there could be no substantial change in the environmental effects of the project as a result of such modification, this determination and the reasons therefor shall be noted in the case record, and no

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further evaluation shall be required by this Chapter." This resulting memorandum, which analyzes the Asian Art Museum project in relation to the *Civic Center Complex EIR* and the adopted local historic district, all in relation to the 1992 *Main Library/Asian Art Museum FEIR*, is analogous to an Addendum, as described in State CEQA *Guidelines* Section 15164. The analysis herein concludes that no revisions are needed in the *Main Library/Asian Art Museum FEIR* because no new information has come to light that would indicate the potential for new significant impacts or a substantial increase in severity of significant impacts previously identified in the *Main Library/Asian Art Museum FEIR*. Therefore, no further evaluation is required pursuant to San Francisco Administrative Code Section 31.35(d), and no Supplemental or Subsequent EIR is needed pursuant to State CEQA *Guidelines* Sections 15162 and 15163.

The Asian Art Museum project as currently proposed remains essentially the same as that

Art Museum FEIR: no action has been taken to implement library building remained occupied by the library until early the project," when used without further description, refers to ntly under review.) As described in the *FEIR* for the New analyzed, with the new library ready for occupancy in 1995 arch [ultimately April] 1996. Remodeling and expansion of accommodate the Asian Art Museum was to begin after y and relocation of all library services to the new building. a minimum of two years, and occupancy by the museum was ry/*Asian Art Museum FEIR* p. 6, paragraph 2). The Asian Art n 2000. With completion of the new Main Library and ding, the Asian Art Museum is preparing to seek approvals ting the existing library building to museum use. Required Appropriateness from the City Planning Commission, on on Advisory Board, for exterior and interior alterations to the only building, a variance from the Zoning Administrator for less than the City Planning Code- required amount of parking; approval by the Library Commission and the Board of Supervisors of a transfer of the existing library building from the jurisdiction of the Library Commission to that of the Asian Art Commission; authorization by the Board of Supervisors of sale of the bonds to fund the renovation of the existing main library building to accommodate the Asian Art Museum; and building and related permits from the Department of Building Inspection. The Asian Art Commission must also approve the project.

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MEMORANDUM

TO: File 90.808E: Asian Art Museum Project
FROM: Carol Roos, Office of Environmental Review
RE: Addendum to San Francisco Main Library EIR certified in 1992

BACKGROUND

On February 27, 1992, the City Planning Commission certified a Final EIR for construction of a new main library (now complete) on the block between Hyde and Grove Streets; conversion of the existing library building at Larkin, McAllister, Hyde and Fulton Streets, for use by the Asian Art Museum; and a pedestrian mall on Fulton Street between Larkin and Hyde Streets. This project is herein as the *Main Library/Asian Art Museum FEIR*.

Since certification of the *Main Library/Asian Art Museum FEIR*, the City Planning Commission approved designation of the Civic Center as a local Historic District under the Planning Code. The district was proposed but not adopted at the time of the *Main Library/Asian Art Museum FEIR*, but since certification of the *Main Library/Asian Art Museum FEIR*, the Commission has and certified an EIR for a state office building (referred to herein as the *State Office Building EIR*) that reached a different conclusion about transportation effects and impacts than did the *Main Library/Asian Art Museum FEIR*.

Section 31.35 of the San Francisco Administrative Code requires reevaluation of a project in certain cases when there is a modification to the project, the circumstances under which the project is to be undertaken or the information available for use in evaluation of the project and that, "if, on the basis of such reevaluation, the Department of City Planning determines that there could be no substantial change in the environmental effects of the project as a result of such modification, this determination and the reasons therefor shall be noted in the case record, and no

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The Asian Art Museum project as currently proposed remains essentially the same as that analyzed in the *Main Library/Asian Art Museum FEIR*: no action has been taken to implement the conversion because the existing library building remained occupied by the library until early 1996. (In this document, the term "the project," when used without further description, refers to the Asian Art Museum project currently under review.) As described in the FEIR for the New Main Library, a phased project was analyzed, with the new library ready for occupancy in 1995 and public opening scheduled for March [ultimately April] 1996. Remodeling and expansion of the existing main library building to accommodate the Asian Art Museum was to begin after completion of the New Main Library and relocation of all library services to the new building. Construction was expected to take a minimum of two years, and occupancy by the museum was proposed for late 1998 (*Main Library/Asian Art Museum FEIR* p. 6, paragraph 2). The Asian Art Museum now projects occupancy in 2000. With completion of the new Main Library and vacation of the existing library building, the Asian Art Museum is preparing to seek approvals required for remodeling and converting the existing library building to museum use. Required approvals include: a Certificate of Appropriateness from the City Planning Commission, on advice of the Landmarks Preservation Advisory Board, for exterior and interior alterations to the library building; a Variance from the Zoning Administrator for less than the City Planning Code-required amount of parking; approval by the Library Commission and the Board of Supervisors of a transfer of the existing library building from the jurisdiction of the Library Commission to that of the Asian Art Commission; authorization by the Board of Supervisors of sale of the bonds to fund the renovation of the existing main library building to accommodate the Asian Art Museum; and building and related permits from the Department of Building Inspection. The Asian Art Commission must also approve the project.

The City Planning Commission, in certifying the *Main Library/Asian Art Museum FEIR*, identified a significant impact on architectural and historic resources related to alteration of the existing library building. The Commission also identified two significant cumulative effects for the three-part project analyzed: project contribution to cumulative traffic increases and cumulative passenger loadings on transit that could cause violations of standards for emission of fine particulates (PM₁₀) with concomitant health effects and reduced visibility; and an increase in daytime population that would be subject to substantial danger and contribute to congestion during a major earthquake. These impacts remain applicable.

As noted, since publication of the *Main Library/Asian Art Museum FEIR*, the State of California published and certified an EIR for the State of California San Francisco Civic Center Complex ("*Civic Center Complex EIR*," SCH No. 94011008, FEIR Certified May 4, 1995). That EIR analyzed a project consisting of seismic upgrading of the existing historic California State Building at 350 McAllister Street and construction of a new 845,000-gross-square-foot office building at 455 Golden Gate Avenue following demolition of the existing state building Annex at that location, a net addition to the state development site of about 460,000 square feet. Both the *Civic Center Complex EIR* and the *Main Library/Asian Art Museum FEIR* determined that each project's contribution to cumulative effects on air quality would be significant and unavoidable; however, the *Civic Center Complex EIR*, relying on essentially the same data as the *Main Library/Asian Art Museum FEIR*, identified a significant project contribution to cumulative transportation effects, while the *Main Library/Asian Art Museum FEIR* found the three-part project's contribution to cumulative transportation effects to be less than significant. For further discussion of this issue, please refer to Section 4, Transportation, of this memorandum, p. 12.

All of the mitigation measures identified in the *Main Library/Asian Art Museum FEIR* as being included in the Asian Art Museum component remain part of the current museum project. Other mitigation measures identified in the *Main Library/Asian Art Museum FEIR* as under consideration by the Asian Art Commission, in its capacity as the project sponsor, remain applicable as well. Additional or modified mitigation measures for impacts previously identified in the *Main Library/Asian Art Museum FEIR* have been identified in this memorandum where applicable. However, no new significant effects have been identified.

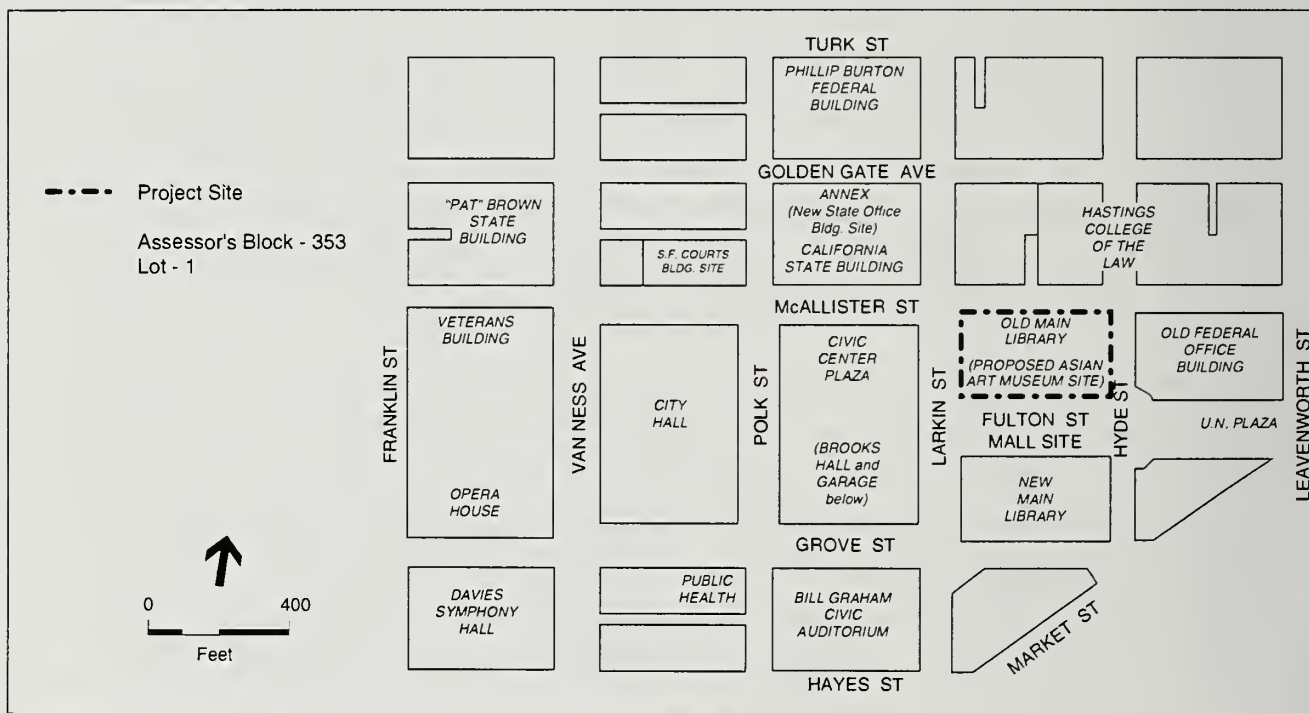
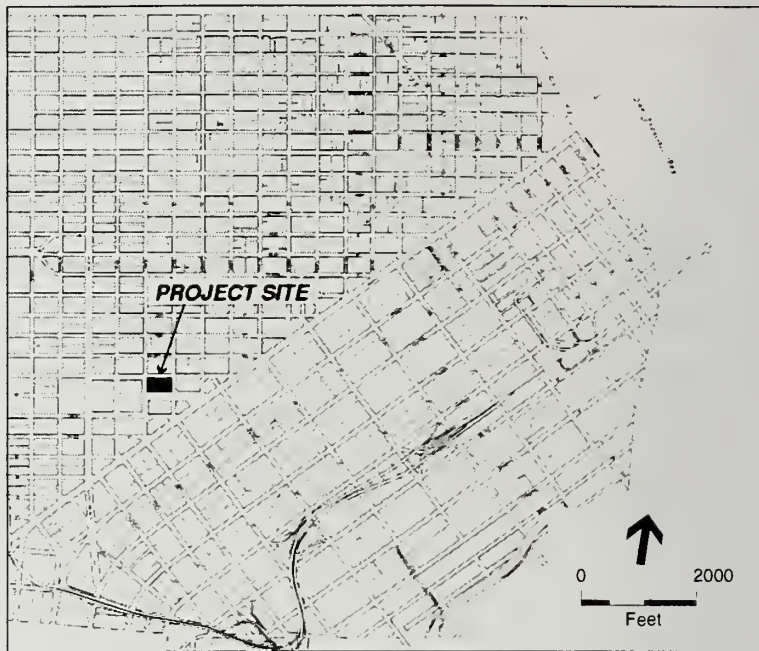
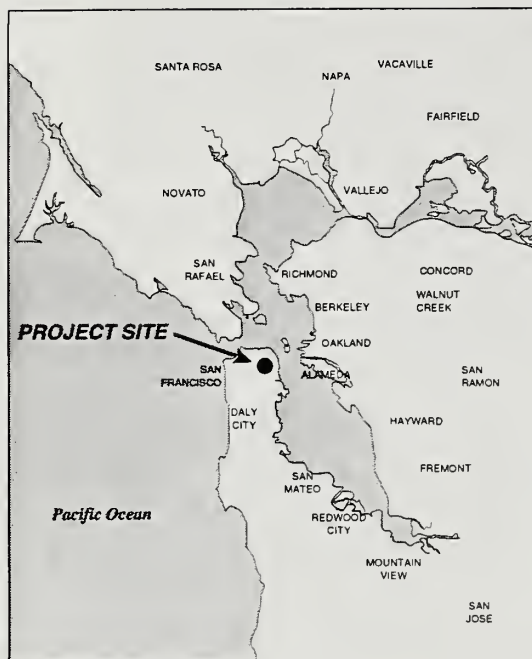
Alternatives for use of the existing library building analyzed in the *Main Library/Asian Art Museum FEIR* included expansion and reuse of the building as the Main Library, and reuse of the existing library building as a Courts Building. Neither of these alternatives is currently feasible. As noted, the New Main Library is now complete and occupied, across Fulton Street from the

existing library building. Therefore, the first alternative use is superseded. A new San Francisco Courts Building is currently under construction at the corner of Polk and McAllister Streets, two blocks west of the Asian Art Museum project site, to house the Civil Division of the San Francisco Municipal and Superior Courts, formerly located at City Hall, as well as the Dependency Section of the Juvenile Courts, currently located at the Youth Guidance Center. The courts alternative in the *Main Library/Asian Art Museum FEIR* would have relocated the Superior Court-Civil Division to the existing library building. Because the new Courts Building is under construction, this alternative is also superseded. Since certification of the *Main Library/Asian Art Museum FEIR*, San Francisco voters in 1994 approved the issuance of \$41.7 million in general obligation bonds for upgrade of the Old Main Library building for use as the Asian Art Museum. Because no other substantive proposals are known to have been put forward for reuse of the existing library building, and because the voters passed a bond issue specifically for use of the building by the Asian Art Museum, this memorandum does not identify additional alternative uses for the building.

Other EIRs referenced in this memorandum include the *Downtown Plan EIR*, Case No. EE81.3, Final EIR certified October 18, 1984; the *South of Market EIR*, Case No. 85.463E, Final EIR certified December 7, 1989; and the *Mission Bay EIR*, Case No. 86.505EMTZ, Final EIR certified August 23, 1990. These EIRs and the EIRs for the Main Library/Asian Art Museum and the Civic Center Complex (State office building) are available for review at the San Francisco Planning Department, the San Francisco Main Library and other libraries in the Bay Area and, for the *Civic Center Complex EIR*, at the California Department of General Services, Office of Project Development and Management, in Sacramento.

PROJECT DESCRIPTION

As analyzed in the *San Francisco Main Library/Asian Art Museum FEIR*, the Asian Art Museum project site is in the San Francisco Civic Center, on the block bounded by Larkin, McAllister, Hyde and Fulton Streets (see Figure 1). The approximately 90,300-square-foot site consists of Lot 1 of Assessor's Block 353, and is occupied by the 174,000-square-foot, three-story Old San Francisco Main Library, a 45,000-square-foot, three-story City office building (partially occupied by library offices) at 45 Hyde Street, and a seven-space non-public parking lot between the two buildings, as well as five non-public parking spaces in the old library basement. The project would convert the existing library building to the Asian Art Museum, including seismic strengthening, interior alterations to accommodate gallery and other space, and exterior alterations. The existing main library building was vacated in spring of 1996 following the



SOURCE: Environmental Science Associates

90.808E: Asian Art Museum ■

Figure 1
Project Location

relocation of all library services to the New Main Library across Fulton Street. The Fulton Street Mall remains a reasonably foreseeable improvement if funding can be secured in the future. Draft design guidelines for the Fulton Street Mall were released for public review in February 1996.¹ Therefore, the analysis of the Fulton Street Mall in the *Main Library/Asian Art Museum FEIR* remains valid.

The Asian Art Museum project as currently proposed remains essentially the same as the project analyzed in the *Main Library/Asian Art Museum FEIR*.² In addition to seismic strengthening and interior and exterior alterations, the project would demolish the City office building at 45 Hyde Street and replace it with an addition to the existing library building. The project would add floor space within the existing library building by replacing the existing library stacks with gallery, office and work space and installing a new mezzanine level in the stack area. With these changes, the building would expand from approximately 174,000 square feet to about 224,000 square feet. The project also would include construction of an auditorium/theater seating approximately 400 people and a ground-floor cafe.

If the 45 Hyde Street addition were not constructed, additional gallery space could be created in the south (Fulton Street) reading room and in a partial mezzanine that could be constructed within this room, and the Asian Art Museum is considering this option, which was included in the *Main Library/Asian Art Museum FEIR*. The analysis in this memorandum, drawn from the *Main Library/Asian Art Museum FEIR*, assumes construction of the addition at 45 Hyde Street for purposes of a conservative analysis of effects related to the building's size and footprint, such as exterior architecture, subsurface cultural resources, transportation, shadow, wind and construction noise. This analysis also addresses the potential for additional interior alterations that would occur if the 45 Hyde Street addition were not built, as did the *Main Library/Asian Art Museum FEIR*.

As evaluated in the *Main Library/Asian Art Museum FEIR*, exterior alterations to the existing main library building that are currently envisioned include removing the library name and inscription above the Larkin Street entrance and installation of a sign identifying the building as the Asian Art Museum and as the Chong-Moon Lee Center for Asian Art and Culture. The

¹ San Francisco Planning Department, *Fulton Street Mall Design Guidelines*, Draft for Citizen Review, February 1996, available for review at the San Francisco Planning Department, 1660 Mission Street.

² Project description is based on William Turnbull Associates, *Asian Art Museum - Main Public Library Building: A Feasibility Study*, April 1988; and Langston Trigg, AIA, Project Manager, Asian Art Museum, telephone conversation, February 20, 1996.

project would remove inscribed references to literary figures from the exterior of the building and would remove cement statues above the Larkin Street doorway. Two new doorways would replace the existing single entrance on the Fulton Street side of the building, and windows at ground level along Fulton Street would be extended downward to increase interior light.

Interior changes, as described on pp. 82-83 of the *Main Library/Asian Art Museum FEIR*, would include conversion of the reference room to a reception room and of the west second floor reading room to a gallery, while the larger south reading room would serve as flexible space for special events. The library stacks would be converted to gallery, office and work space, including a new mezzanine level. Large canvas murals in both second floor reading rooms (by Frank duMond, dating from the 1915 Panama-Pacific Exposition) and on the walls of the second-floor balcony (on the west wall and on either side of the processional stairway; by Gottardo Piazzoni, dating from the 1930s and 1940s) may be moved, if feasible, or may be covered in place (see also Mitigation Measure, *Main Library/Asian Art Museum FEIR* p. 180).

The project design phase would begin in 1996. Construction to accommodate the Asian Art Museum would take about two years, and is planned to begin in 1998 to be completed in 2000, with an additional six months to occupancy. The construction cost is estimated at approximately \$80 million (1995 dollars), of which about \$51.1 million would be funded by the proceeds of two voter-approved bond measures: one approved in 1989 for \$9.4 million, and another approved in 1994 for \$41.7 million. The remaining \$28.9 million would be raised privately by the museum.

ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The Asian Art Museum project is examined in this memorandum to identify potential effects, if any, on the environment that could lead to a new significant impact or a substantial increase in severity of significant impacts previously identified in the *Main Library/Asian Art Museum FEIR*. As discussed by topic herein, this memorandum has determined that no environmental issues require further review beyond that included herein. This memorandum further has found that there would be no substantial change in the environmental effects of the project, compared to effects described in the *Main Library/Asian Art Museum FEIR*, and that no new significant impacts, beyond those identified in the *Main Library/Asian Art Museum FEIR*, would occur.

Environmental impacts reevaluated in this memorandum include transportation/circulation and cultural resources: architectural and historical resources. This reevaluation found the project would not result in new significant environmental impacts beyond those already identified by the

City Planning Commission. The following potential environmental impacts were evaluated in the *Main Library/Asian Art Museum FEIR* and do not require reevaluation: land use and zoning, visual quality, population, noise, air quality/climate, utilities/public services, biology, geology/topography, water, energy/natural resources, hazards, and cultural resources: archaeology. This memorandum incorporates information from the *Main Library/Asian Art Museum FEIR*. Incorporation by reference with a summary (in the case of land use and zoning, and population, updated to reflect more recent planning and forecasts) is used pursuant to CEQA Sections 21061 and 21100, and CEQA *Guidelines* Section 15150. These topics are included in this memorandum for information purposes; the analyses included in the *Main Library/Asian Art Museum FEIR* remain current and valid.

1. Zoning, Plans and Land Use

Zoning and Plans. As stated on pp. 51-52 and A.11 of the *Main Library/Asian Art Museum FEIR*, the project site is located in a P (Public) Use District, on land that is owned by a governmental agency and is in public use. Permitted uses under the City Planning Code (Sec. 234.1) include structures and uses of governmental agencies not subject to the City Planning Code and public structures and uses of the City and County of San Francisco and other government agencies subject to the City Planning Code, when in conformity with the San Francisco *Master Plan*. Under this zoning designation, the proposed project would be a principal permitted use. The Asian Art Museum site is in the 80-X height and bulk district (80-foot height limit, no bulk limit). The proposed addition to the existing library building would be within the 80-foot height limit, as stated on p. 51 of the *Main Library/Asian Art Museum FEIR*. There has been no substantial change to the Asian Art Museum project, no substantial change with respect to the circumstances under which the project is undertaken and no new information of substantial importance related to this topic since certification of the *Main Library/Asian Art Museum FEIR*.

No parking would be provided as part of the project. As stated in the *Main Library/Asian Art Museum FEIR* (p. 45), the Zoning Administrator must approve a Variance for the Asian Art Museum to provide less than the required number of parking spaces.

The City Planning Commission, upon the advice of the Landmarks Preservation Advisory Board, would have to approve a Certificate of Appropriateness for alterations to the exterior of the existing main library, as well as to certain interior spaces that are defined in Article 10, Appendix J, Section 10 of the City Planning Code. The project would require consent of the

Library Commission and Board of Supervisors approval of the transfer of the existing library building from the jurisdiction of the Library Commission to the jurisdiction of the Asian Art Commission. The City Planning Commission or Planning Department must make a determination of conformity with the Master Plan for the transfer of jurisdiction. Other permits, including any demolition permits, a site permit, and a Certificate of Appropriateness, would require a finding of consistency with the Master Plan and the eight Priority Policies in Section 101.1 of the City Planning Code.

Remodeling and expansion of the existing library building to accommodate the Asian Art Museum would be under the jurisdiction of the Asian Art Commission once the property transfer occurred. However, the San Francisco Art Commission might retain jurisdiction over murals inside the library building. The project would require approval of a demolition permit (for 45 Hyde Street) and building and related permits (for the existing library building and 45 Hyde Street) by the Planning Department and Department of Building Inspection.

Since certification of the *Main Library/Asian Art Museum FEIR*, the Board of Supervisors has approved designation of the Civic Center as a local Historic District under Article 10 of the City Planning Code. The *Main Library/Asian Art Museum FEIR* considered the then-proposed Historic District; see Section 13, Cultural Resources, p. 28 of this memorandum, for further information. As stated on p. 32 herein, no new significant impact on historic or architectural resources beyond that already identified by the City Planning Commission would occur because the *Main Library/Asian Art Museum FEIR* considered impacts on the existing library building, including exterior and important interior features identified in the Civic Center Historic District (see pp. 56 and 82-83 of the *Main Library/Asian Art Museum FEIR*). Also since certification of the *Main Library/Asian Art Museum FEIR*, the Planning Department, in October 1994, released for public review a draft Civic Center Study, including the Civic Center, Market Street Cultural Corridor, Mid-Market Street, South Van Ness, Hayes Valley, and North of Market Areas. The draft Civic Center Study contains goals and policies to promote cultural facilities in the Civic Center and reinforce the Civic Center as a center for art and culture. Policy 3 of this study seeks to "ensure the vitality of the Civic Center by locating and promoting a variety of diverse daytime and nighttime cultural facilities and activities within its area." The study recommends that the City "pursue the adaptive reuse of the old Main Library for the Asian Art Museum's art collection, educational programs and temporary exhibitions." Therefore, the project would be consistent with the policies of the draft Civic Center Study. Other information in the *Main Library/Asian Art Museum FEIR* regarding planning in the project area remains current.

Environmental plans and policies, like the *1994 Bay Area Clean Air Plan*, directly address physical environmental issues and/or contain standards or targets that must be met in order to preserve or improve specific components of the City's physical environment. The proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

The San Francisco *Master Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The City Planning Commission would review the project in the context of applicable objectives and policies of the *Master Plan*, including the *Civic Center Plan*, an area plan in the San Francisco *Master Plan*. As stated in the *Main Library/Asian Art Museum FEIR* (p. 44), the Asian Art Museum project would respond, in general, to applicable objectives and policies of the *Master Plan*. The project would also be subject to Section 101.1 of the City Planning Code (Proposition M), which establishes eight priority planning policies, as stated on *Main Library/Asian Art Museum FEIR* p. 42.

In view of the above, the project would not conflict with adopted environmental plans and goals, nor with those of the draft Civic Center Study, which was prepared following certification of the *Main Library/Asian Art Museum FEIR*. There has been no change that would warrant further analysis of the project's compatibility with applicable plans and zoning beyond that contained in the *Main Library/Asian Art Museum FEIR*.

Land Use. The project site is currently occupied by the 174,000-square-foot, three-story Old Main Library, the 45,000 square foot, three-story 45 Hyde Street City office building, and a paved parking area containing seven non-public parking spaces associated with the two buildings, on the McAllister Street side.

As stated on p. A.12 of the *Main Library/Asian Art Museum FEIR*, the proposed project would constitute a change in land use and an increase in the intensity of the existing land uses on the site. It would relocate the Asian Art Museum to the Civic Center. As stated on p. 47 of the *Main Library/Asian Art Museum FEIR*, the identity and function of the Civic Center is one of a central area for governmental and cultural activity. The proposed project would convert the existing library to a museum; this would not alter the general land use of the immediate area, which includes several public, governmental, and institutional uses, including Hastings College of the Law, Federal and State Office Buildings, the new Main Library, and City Hall. The project would increase net square footage on the project site by approximately 50,000 square feet, and would replace the 45 Hyde Street City office building with the proposed addition.

Approximately seven parking spaces would be eliminated. The proposed museum use would be a principal permitted use in this P district, as discussed under Zoning and Plans, above, and on p. 51 of the *Main Library/Asian Art Museum FEIR*. There has been no substantial change in the project or its environmental impacts that would warrant further analysis of land use impacts beyond that found in the *Main Library/Asian Art Museum FEIR*.

2. Visual Quality

Conversion of the old library building for use by the Asian Art Museum would not substantially affect public views, as shown on pp. 88-91 and as stated on p. 100 of the *Main Library/Asian Art Museum FEIR*. In summary, reuse of the existing library building would alter the building's exterior by removing some architectural details (see Section 13, Cultural Resources, p. 28 of this memorandum). The view of the Hyde Street side of the existing library building would be altered by construction of the proposed addition following demolition of 45 Hyde Street. This addition would retain the cornice line of the existing structure and use exterior materials similar in appearance to, and intended to be compatible with, the existing library building, as discussed in the *Main Library/Asian Art Museum FEIR* (p. 100). Therefore, the addition would not have a substantial, demonstrable negative aesthetic effect. The project would comply with City Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, the addition would not create glare that would affect other properties. There has been no change that would warrant further analysis of visual quality impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

3. Population and Employment

As stated on pp. A.13-A.15 of the *Main Library/Asian Art Museum FEIR*, no housing would be displaced from the project site or built on the site. Therefore, the project would not directly affect housing supply. Employees of the existing Asian Art Museum in Golden Gate Park would be shifted to the new Civic Center location. In addition, the museum projects it would add about 60 jobs, for a total of 130 jobs at the new location. Assuming the 60 new jobs would be new employment in San Francisco, which is a conservative assumption, the project would result in employment growth that would amount to less than one-half of one percent of the projected increase in citywide employment between 1990 and 2000.³

³ Association of Bay Area Governments (ABAG), *Projections 94*, December 1993, p. 225, available for review at ABAG, Metro Center, 8th and Oak Streets, Oakland.

As stated on p. A.15 of the *Main Library/Asian Art Museum FEIR*, new employment on the Asian Art Museum relocation site could create additional demand for housing in San Francisco. The project-generated housing demand, from the additional 60 employees generated by the Asian Art Museum project, would not measurably contribute to the San Francisco or regional housing demand. Assuming that all 60 new employees would be new residents of San Francisco (a conservative assumption), the new employees would represent approximately 0.1 percent of the projected increase in citywide population between 1990 and 2000.⁴ This increase would not be a substantial impact. The update presented herein for the reader's information does not change the conclusion of the *Main Library/Asian Art Museum FEIR*. There has been no change that would warrant further analysis of population and housing impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

4. Transportation

As stated on p. 131 of the *Main Library/Asian Art Museum FEIR*, the Asian Art Museum would generate a maximum of about 8,250 person trip ends daily (all modes of travel), including 7,500 patron trips and 750 employee trips.⁵ (This volume is based on peak attendance as projected by museum staff, reflecting major exhibitions that could be held during approximately four months of each year. At other times, impacts would be less. Therefore, this is a conservative analysis.) As stated in the *Main Library/Asian Art Museum FEIR* (p. 131, paragraph 2), no attempt was made to estimate the number of linked trips; that is, trips that would involve a combined visit to the New Main Library and the Asian Art Museum or a visit to one, or both, by workers or others already at Civic Center. Such trips would be expected to occur; however, they were not included in the analysis. Further, museum staff noted that the estimate of 7,500 patron trips per day during major exhibitions assumed that patrons came in at the rate of 500 per hour for 7.5 hours per day. In fact, the last admission is an hour before the museum closes, meaning that peak attendance would be 500 patrons per hour for 6.5 hours, or 6,500 patron trips per day.⁶ For these reasons, too, the analysis is a conservative one.

⁴ Association of Bay Area Governments (ABAG), *Projections 94*, December 1993, p. 224, available for review at ABAG, Metro Center, 8th and Oak Streets, Oakland.

⁵ A "trip end," or simply "trip," is a one-way trip; a person who arrives at the museum and later departs, making one round-trip, will have accounted for two "person trip ends." If that person drives, she has generated two vehicle trips; if she takes MUNI or BART to the museum and departs by walking, she will have accounted for one transit trip and one pedestrian trip.

⁶ Teichman, Judith, Asian Art Museum, memorandum, February 2, 1996.

The museum would generate about 675 p.m. peak-hour person trips (all travel modes). Regarding p.m. peak-hour vehicle trips, compared to overall person trips, as shown in Table 3, p. 133 of the *Main Library/Asian Art Museum FEIR*, about 195 persons would travel by car, generating about 145 vehicle trips (based on aggregate vehicle occupancy of slightly less than 1.4 persons per vehicle). The Asian Art Museum project would generate about 175 MUNI and BART transit trips, about 265 pedestrian trips, and about 40 trips by other modes, including regional transit (SamTrans, Golden Gate Transit), bicycle and motorcycle. (The New Main Library was forecast to generate about 5,575 net new daily and about 1,030 net new p.m. peak-hour person trips, including about 180 p.m. peak-hour vehicle trips; those trips were analyzed in the *Main Library/Asian Art Museum FEIR* and were expected to be added to the existing network upon opening of the New Main Library in 1996.)

Total p.m. peak-hour vehicle trips generated by the New Main Library and the Asian Art Museum were shown in the *Main Library/Asian Art Museum FEIR* to result in acceptable intersection operations (Level of Service (LOS) D or better) in the p.m. peak hour at all but one of the intersections studied in the local area (see Table 4, *Main Library/Asian Art Museum FEIR* p. 135). The intersection of Ninth and Market Streets was forecast to operate at LOS E (poor; intersection at capacity), although this would not represent a change in intersection level of service.⁷ By 2000, with the addition of trips generated by cumulative development in the project vicinity, all intersections would continue at acceptable levels of service, with the exception of Ninth/Market, which would operate at LOS F (jammed conditions), with or without the addition of the new Asian Art Museum travel.

Five intersections analyzed in the *Main Library/Asian Art Museum FEIR* were also studied in the *Civic Center Complex EIR* (for rehabilitation of the State Office Building at 350 McAllister Street and demolition and new construction of a new State office tower at 455 Golden Gate Avenue). The analysis performed for the *Civic Center Complex EIR* showed that traffic volumes had generally decreased in the Civic Center area during the period between 1990, when traffic counts were performed for the *Main Library/Asian Art Museum FEIR*, and 1994, when counts were performed for the *Civic Center Complex EIR*. Four of the five intersections analyzed in both EIRs showed an improvement in level of service between 1990 and 1994, while one showed a decline in operations (see Table 7, *Civic Center Complex EIR* p. 130). By 2000, including construction of the State's Civic Center Complex, the Asian Art Museum and New Main Library,

⁷ The Ninth/Market analysis was conservative in the *Main Library FEIR* in that it did not assume that through and right-turning vehicles may use the right lane of Ninth Street when no buses are stopped at the southeast corner.

as well as other cumulative development, the *Civic Center Complex EIR* showed that all five of the intersections studied in both reports would operate at improved levels of service, compared to those shown in the *Main Library/Asian Art Museum FEIR*, and all would operate at acceptable levels of service (LOS D or better), including the Ninth/Market intersection, which was projected to operate at LOS D in 2000 (compared to LOS F in the *Main Library/Asian Art Museum FEIR*). Table 1 presents a comparison of the intersections analyzed in both the *Main Library/Asian Art Museum FEIR* and the *Civic Center Complex EIR*.

TABLE 1: COMPARISON OF INTERSECTION LEVELS OF SERVICE

Intersection	1990 (Main Library/ A. Art Museum FEIR)		1994 (C.C. Complex EIR)		2000 (Main Library/ A. Art Museum FEIR)		2000 (C.C. Complex EIR)	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
Van Ness/McAllister	0.76	C	0.70	B/C	0.87	D	0.82	D
Polk/McAllister	0.62	B	0.51	A	0.72	C	0.64	B
Larkin/McAllister	0.68	B	0.71	B/C	0.83	D	0.80	C/D
Eighth/Hyde/Market	0.76	C	0.68	B	0.83	D	0.76	C
Ninth/Larkin/Market	0.92	E	0.81	C/D	1.01	F	0.86	D

SOURCE: *Main Library/Asian Art Museum FEIR*, Table 4, p. 135; *Civic Center Complex EIR*, Table 7, p. 130

This finding of improved traffic conditions upon more recent analysis is consistent with other data that have shown that traffic volumes in the Downtown and Vicinity, which includes the Civic Center area and the Asian Art Museum project site, generally have not increased as had been projected in previous areawide analyses. San Francisco experienced an economic recession such that new development and employment have lagged far behind the projections made in the *Downtown Plan EIR*, the *South of Market EIR* and the *Mission Bay EIR*. For example, the Planning Department's 1995 Commerce and Industry Inventory showed a decrease in employment Citywide of about 36,000 jobs, or about 6.5 percent, between 1990 and 1994, and

Downtown lost about 14,000 jobs between 1990 and 1993,⁸ which would contribute to a lower commute traffic growth rate than was predicted by earlier analyses.

As described in the *Main Library/Asian Art Museum FEIR* (pp. 75 and 138), the Asian Art Museum relocation site is well served by transit, with approximately 20 MUNI lines, including the underground MUNI Metro, as well as BART, Golden Gate Transit and SamTrans lines, within one-quarter mile walking distance. The *Main Library/Asian Art Museum FEIR* concluded that transit trips generated by the Asian Art Museum, together with the New Main Library, would contribute incrementally to cumulative increases in transit ridership but would not, by themselves, measurably affect transit service (*Main Library/Asian Art Museum FEIR*, p. 140).

According to the *Main Library/Asian Art Museum FEIR* (pp. 140-143), crosswalks near the Asian Art Museum, with implementation of the Museum project, plus the New Main Library and other cumulative Civic Center development, would operate at acceptable flow regimes during both the midday and p.m. peak-hour (times of greatest activity).

As reported in the *Main Library/Asian Art Museum FEIR* (pp. 150-151) and the *Civic Center Complex EIR* (p. 134), cumulative parking demand, including parking demand from other anticipated development nearby, is likely to exceed supply in the Civic Center area in the year 2000, particularly on weekdays on which exhibitions at the Asian Art Museum and/or events at Civic Auditorium attract large numbers of visitors. Total cumulative demand would be for 1,070 spaces and would exceed the estimated 925 available parking spaces at vicinity parking facilities during an average weekday by about 145 spaces. On peak weekdays with special events, there would be a deficit of approximately 730 spaces. This parking shortfall would be expected to result in Civic Center employees and visitors parking farther from their destinations or shifting to other modes of transportation, such as transit. (As stated on p. 151 of the *Main Library/Asian Art Museum FEIR*, the conservative assumptions in the transportation analysis lead to calculation of a conservatively high parking demand.) This is supported by the subsequent analysis in the *Civic Center Complex EIR* as discussed above.

Construction transportation effects of the Asian Art Museum project would be temporary, and could cause intermittent disruptions to traffic and transit, particularly in combination with other construction in the Civic Center, including the State Office Building. However, several other Civic Center projects would likely be complete (or nearly so) by the time construction would

⁸ San Francisco Planning Department, *Downtown Plan Monitoring Report*, 1994, p. 17.

begin on the Asian Art Museum in 1998, including the completed New Main Library, the completed Bill Graham Civic Auditorium rehabilitation, the San Francisco Courts Building (under construction) and the rehabilitation of the Opera House, which is in progress (see *Main Library/Asian Art Museum FEIR*, pp. 154-157, and *Civic Center Complex EIR*, pp. 139-141).⁹ Mitigation is included in the Asian Art Museum project (see *Main Library/Asian Art Museum FEIR*, p. 180) to reduce project construction impacts.

The City Planning Commission, in certifying the *Main Library/Asian Art Museum FEIR*, found that the three-part project: including a new Main Library, the Asian Art Museum, and development of a Fulton Street Mall, would have one project-specific significant impact, that is, a significant impact on architectural and historic resources due to alteration of the existing library building. Two significant, unavoidable cumulative impacts were identified. One relates to an increase in daytime population at the site that would be exposed to substantial danger and contribute to cumulative congestion in the event of a major earthquake, and the other relates to cumulative air quality impacts as follows:

Cumulative development in the Greater Downtown and Vicinity in San Francisco (which includes the project site) would have a significant effect on the environment in that it would contribute to cumulative traffic increases as well as cumulative passenger loadings on MUNI, BART and other regional transit carriers. These cumulative transportation impacts could cause violations of fine particulate matter (PM₁₀) standards in San Francisco with concomitant health effects and reduced visibility. The proposed project would contribute to these cumulative effects.¹⁰

Thus, the significant unavoidable impact would be related to air quality, not transportation itself. Relying on essentially the same data concerning the Cumulative Context in which each project would occur (adapted from the *Main Library/Asian Art Museum FEIR*), the *Civic Center Complex EIR*, prepared by the State Department of General Services, found that the State Office Building's contribution to cumulative effects on transportation systems, in addition to those on air quality, would be significant and unavoidable, although no cumulative significant transportation effect was identified on local intersection conditions and, in fact, conditions overall were better than those described in the *Main Library/Asian Art Museum FEIR*. (As discussed on p. 13 herein, the *Civic Center Complex EIR* found that all intersections would operate at acceptable LOS (LOS D or better) in the year 2000 with cumulative development.) Because the *Civic Center Complex EIR* reached a different conclusion regarding significant

⁹ Updated construction schedule for Civic Center projects from Tony Irons, City Hall project manager, San Francisco Bureau of Architecture, telephone conversation, November 3, 1995.

¹⁰ *Main Library FEIR*, p. 186.

impacts in the area of transportation with essentially the same data, this memorandum reexamined both of the analyses and has determined that the analysis presented in the Main Library/Asian Art Museum FEIR remains valid.

The Cumulative Context for transportation analysis is presented on pp. 119-129 of the *Main Library/Asian Art Museum FEIR* and on pp. 141-148 of the *Civic Center Complex EIR*. Except for deletion of a section on Effects of the Loma Prieta Earthquake, which was a relatively recent development at the time the Draft EIR for the Main Library was prepared, and revisions to update the status of proposed development nearby, the *Civic Center Complex EIR* used the same summary of cumulative transportation effects from the *Mission Bay EIR* and *South of Market EIR* as was presented in the *Main Library/Asian Art Museum FEIR*, beginning on p. 119. It is against this Cumulative Context that each EIR determined whether the project analyzed therein would make a measurable contribution to cumulative transportation-related effects. The preparers of the *Civic Center Complex EIR* made a different interpretation of the data and forecasts than did the preparers of the *Main Library/Asian Art Museum FEIR*.

As described above, the *Civic Center Complex EIR* found all studied intersections would operate at acceptable LOS (D or better) in 2000. Because, based on traffic volumes generated by peak attendance, the Asian Art Museum would generate 25 percent fewer p.m. peak-hour person trips (675 vs. 900) and 57 percent fewer p.m. peak-hour vehicle trips (145 vs. 340), compared to the State Office Building, the Asian Art Museum would have an even smaller percentage contribution to cumulative transportation impacts than would the State Office Building. Therefore, the *Main Library/Asian Art Museum FEIR*'s conclusion of no significant contribution to cumulative transportation-related effects remains valid for the Asian Art Museum, despite the different interpretation provided in the *Civic Center Complex EIR*. There has been no substantial change to the Asian Art Museum project and no substantial change with respect to the circumstances under which the project would be undertaken since certification of the *Main Library/Asian Art Museum FEIR*, nor has any new information of substantial importance related to this topic become available since certification of the *Main Library/Asian Art Museum FEIR*. Therefore, no further analysis of transportation impacts is warranted beyond that contained in the *Main Library/Asian Art Museum FEIR*, as updated herein. It should be noted that the *Civic Center Complex EIR* was available to the general public and San Francisco decision-makers for review and comment and that document's conclusions, summarized here, are part of the public record that will be reviewed by the San Francisco Board of Supervisors and other decision-makers for the Asian Art Museum project.

5. Noise

As stated on pp. 164-169 of the *Main Library/Asian Art Museum FEIR*, demolition, excavation, and building construction would temporarily increase noise in the site vicinity. Construction of the Asian Art Museum project would last approximately 24 months.

The *Main Library/Asian Art Museum FEIR* describes setting and impacts information related to noise. In summary, the noise environment of the site, like all of greater downtown San Francisco, is dominated by vehicular traffic noise. The Environmental Protection Element of the San Francisco *Master Plan* indicated a day-night background noise level (Ldn) of 65 dBA^{11,12} in the Civic Center Area in 1974, while selected streets nearest the existing library building showed levels of 65 dBA to 70 dBA and others such as Van Ness Avenue reached 80 dBA.¹³ A 24-hour noise measurement taken in 1991 for the *Main Library/Asian Art Museum FEIR* indicated 71 dBA, Ldn, while short-term measurements around the existing library building during the afternoon indicated 63 dBA to 70 dBA.

The Environmental Protection Element of the *Master Plan* contains guidelines for determining the compatibility of various land uses with different noise environments.¹⁴ Although museums are not included, the guidelines recommend that new construction or development of schools, libraries, auditoriums, etc. not be undertaken where background noise levels exceed 65 dBA. It is anticipated that standard noise insulation measures would be included as part of the project design.

Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. During most of the construction period, noise levels would be above existing levels in the project area. Noise generated by operation of pile drivers or impact wrenches would interfere with indoor activities in nearby offices, residences, and open space areas adjacent to the project site.

¹¹ A decibel (dB) is a unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called "sound level") measured in dB. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response of the typical human ear at commonly encountered noise levels.

¹² Ldn, a day-night average noise level, is a weighted 24-hour average noise level. With the Ldn descriptor, noise levels between 10:00 p.m. and 7:00 a.m. are adjusted upward by ten dBA to take into account the greater annoyance of nighttime noise as compared to daytime noise.

¹³ San Francisco Department of City Planning, *Master Plan*, Environmental Protection Element, 1974, amended 1987, pp. I.6.13, 15.

¹⁴ San Francisco Department of City Planning, San Francisco *Master Plan*, Environmental Protection Element, p. I.6.17.

Land uses adjacent to the site that would be affected by project construction noise include residential uses and Hastings College of the Law across McAllister Street, about 50 feet north of the site; the Old Federal Office Building, about 50 feet to the east; the New Main Library, about 200 feet south of the site; and Civic Center Plaza to the west. These impacts would be temporary in nature and limited to the period of construction. In conjunction with other Civic Center construction work, construction noise impacts could be prolonged, although it appears that most approved and under construction activities would be completed prior to project construction. (See discussion on p. 15 herein regarding the status of Civic Center construction projects.)

The project would require pile driving for the foundation system for the proposed addition at 45 Hyde Street. Pile driving would occur for less than four weeks. Conventional unmuffled and unshielded pile drivers emit typical peak noise levels of 101 dBA at a distance of 50 feet and 95 dBA at a distance of 100 feet each time the driver strikes the pile.

Vibration from the impact during pile driving would be felt in adjacent and nearby buildings. These vibrations have been found to be more disturbing to some people than high noise levels. The Department of Public Works permits pile driving operation under certain conditions, which may include specifying relatively quiet equipment, pre-drilling pile holes, and limiting hours of operation to reduce the number of people exposed to noise and vibration effects. These conditions are included as mitigation measures proposed as part of the project (see *Main Library/Asian Art Museum FEIR* pp. 183-184).

Following construction, project operation would not result in perceptibly greater noise levels than those existing in the area. The relocated Asian Art Museum would comply with all San Francisco ordinances and regulations relating to noise. The amount of traffic generated by the project during any hour of the day, and cumulative traffic increases at the time of project completion, would cause traffic noise levels to increase by up to one dBA L_{eq}^{15} or less. To produce a noticeable increase in environmental noise, a doubling of existing traffic volume would be required; traffic increases of this magnitude would not occur with anticipated cumulative development including the project.

¹⁵ L_{eq} , the energy equivalent noise level (or "average" noise level), is the equivalent steady-state continuous noise level which, in a stated period of time, contains the same acoustic energy as the time-varying sound level actually measured during the same period.

The proposed project would not include housing; therefore, Title 24 Noise Standards would not be applicable. There has been no change that would warrant further analysis of noise impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

6. Air Quality

As stated on pp. A.19-A.20 of the *Main Library/Asian Art Museum FEIR*, construction activities associated with the proposed project would temporarily affect local air quality. Demolition and construction activities would not involve burning of any materials and would not create objectionable odor. Demolition, grading and other construction activities would temporarily affect local air quality for up to about 24 months for remodeling and construction of the proposed addition to the existing library building, causing a temporary increase in particulate dust and other pollutants. Dust emission during demolition and excavation would increase particulate concentrations near the site. Dustfall can be expected at times on surfaces within 200 to 800 feet. Under high winds exceeding 12 miles per hour, localized effects including human discomfort might occur downwind from blowing dust. Construction dust is composed primarily of large particles that settle out of the atmosphere more rapidly with increasing distance from the source. More of a nuisance than a hazard for most people, this dust could affect persons with respiratory diseases, as well as sensitive electronics or communications equipment. The project sponsor would require the contractor to wet down the construction site twice a day during construction to reduce particulates by at least 50 percent; would require covering soil, sand and other material; and would require street sweeping around demolition and construction sites at least once per day; the project sponsor would also require the project contractor to maintain and operate construction equipment in such a way as to minimize exhaust emissions. That mitigation is included in the project (see *Main Library/Asian Art Museum FEIR*, p. 183). There has been no change that would warrant further analysis of construction air quality effects beyond that contained in the *Main Library/Asian Art Museum FEIR*.

Air quality impacts resulting from project operation are analyzed on pp. 159-164 of the *Main Library/Asian Art Museum FEIR*. In summary, curbside CO concentrations at selected local intersections that would be affected by project-generated traffic and cumulative development traffic were projected for conservative conditions in the *Main Library/Asian Art Museum FEIR*. In 1990, neither the one- nor the eight-hour air quality standards were being violated at any of the study intersections. In 2000, the average vehicle is expected to emit less CO than in 1990, due to ongoing state and federal emissions controls. Thus, even with emissions from project-generated traffic, CO emissions are not projected to violate the standards at the study intersections.

Based on the *Main Library/Asian Art Museum FEIR*, the proposed Asian Art Museum project would contribute 0.5 percent or less to the transportation-related emissions inventory of any of the five criteria pollutants for San Francisco in 2000, which is below the one-percent threshold established by the Bay Area Air Quality Management District (BAAQMD) defining a potentially significant impact on air quality. Project emissions would not exceed the other significance standards established by the BAAQMD. There has been no change that would warrant further analysis of operational air quality effects beyond that contained in the *Main Library/Asian Art Museum FEIR*.

In summary, emissions of particulates resulting from vehicle trips generated by the project and cumulative development would increase particulate concentrations, which could increase the frequency of fine particulate (PM₁₀) standard violations in San Francisco, with concomitant health effects and reduced visibility; this contribution to PM₁₀ concentrations would be considered a significant unavoidable effect, as stated on p. 186 of the *Main Library/Asian Art Museum FEIR*.

As stated on pp. 101-115 of the *Main Library/Asian Art Museum FEIR*, the proposed addition to the existing library building would add new shadow on the project area. At various times of the day and year, the proposed addition would cast new shadow on McAllister Street and its northern and southern sidewalks; the entrance to the Hastings College of the Law building at 200 McAllister Street and the adjoining Hyde Street sidewalk; the McAllister Street/Hyde Street intersection; and on Hyde Street and its eastern sidewalk.

The proposed addition to the existing library building would cast new shadow on the elevated plaza in front of the Hastings College of the Law building at 198 McAllister Street during the months of October through February. However, by late afternoon during those months, the existing library building would shade most of the plaza, and the proposed addition would not create new shadow. The proposed addition would not cast additional shadows on or newly shade any public open spaces, including Civic Center Plaza, which is protected by the City's Sunlight Ordinance. Shadows from the proposed addition were fully analyzed in the *Main Library/Asian Art Museum FEIR* and there has been no change that would warrant further analysis of shadow impacts.

As stated on pp. 115-118 of the *Main Library/Asian Art Museum FEIR*, construction of the proposed addition to the existing library building would not substantially alter the wind environment in the project site vicinity. The existing wind environment is considered relatively

windy. According to the *Main Library/Asian Art Museum FEIR*, wind speeds would generally change by one to two miles per hour (mph) with the three-part New Main Library, Asian Art Museum, and Fulton Street Mall project. This effect is attributable to construction of the New Main Library, which has introduced a new structure to the Civic Center. As stated on pp. 116-117 of the *Main Library/Asian Art Museum FEIR*, the wind environment with construction of the New Main Library, Asian Art Museum and Fulton Street Mall would be about the same or slightly improved overall, compared to the pre-New Main Library setting; winds with that three-part project plus potential development (the cumulative scenario) would be similar to now-existing conditions, with the New Main Library in place. Wind speeds around the Asian Art Museum block would change by no more than two miles per hour, generally decreasing, compared to pre-New Main Library conditions. The proposed Asian Art Museum project would be expected to have essentially no effect on the wind environment, since the only new construction, the proposed 45 Hyde Street addition, would replace a building of similar size and would not fill in an open space.

Since certification of the *Main Library/Asian Art Museum FEIR* in 1992, new wind-tunnel tests were conducted for the *Civic Center Complex EIR*. These tests measured wind speeds at several locations throughout Civic Center. Because the wind-tunnel study conducted for the *Civic Center Complex EIR* measured wind speeds at different test locations and included a different configuration of buildings under both the existing and cumulative development scenarios, that study cannot be directly compared to the wind-tunnel study contained in the *Main Library/Asian Art Museum FEIR*. However, wind speed measurements were taken at the McAllister Street / Larkin Street intersection for both studies, and were found to be consistent. The *Civic Center Complex EIR* study indicated that with the new State Office Building (and New Main Library) in place, wind speeds of 12 and 10 mph would exist at the northwest and northeast corners, respectively, while the *Main Library/Asian Art Museum FEIR* study found 10 mph at the southeast corner of that intersection, with construction of the New Main Library (but without the State Office Building) (see *Main Library/Asian Art Museum FEIR*, pp. A-48 - A-49 and *Civic Center Complex EIR*, pp. A-3 - A-36).

An analysis of these prior tests, considering the differences in the configuration of buildings used in these separate tests, indicates that the Asian Art Museum project would not significantly affect the wind environment in Civic Center or along McAllister Street between Larkin and Hyde Streets. Therefore, no further analysis of wind effects is warranted beyond that contained in the *Main Library/Asian Art Museum FEIR*, as updated herein for the reader's information.

7. Utilities/Public Services

As discussed on p. A.20 of the *Main Library/Asian Art Museum FEIR*, the proposed project would incrementally increase demand for and use of public services and utilities on the site and increase water consumption, but not in excess of amounts expected and provided for in the project area. There has been no change that would warrant further analysis of impacts on public services and utilities beyond that contained in the *Main Library/Asian Art Museum FEIR*.

8. Biology

As stated on p. A.21 of the *Main Library/Asian Art Museum FEIR*, the project site is covered primarily by impervious surfaces, including the existing library building, the 45 Hyde Street City office building, and a paved parking area. Landscaped areas along the Fulton Street and Larkin Street frontages of the existing library building that are planted with grass would be retained with the possible exception of an outdoor cafe seating area. The project would not affect any threatened, rare or endangered plant life or habitat; nor would it interfere with any resident or migratory species. There has been no change that would warrant further analysis of biological impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

9. Geology/Topography

As stated on pp. 170-175 of the *Main Library/Asian Art Museum FEIR*, seismic strengthening of the existing library building and construction of the proposed 45 Hyde Street addition would meet or exceed the requirements of the San Francisco Building Code and the applicable version of the Uniform Building Code (see mitigation, *Main Library/Asian Art Museum FEIR* pp. 184-185). In summary, the San Francisco Building Code is designed to allow for some structural damage to buildings, but not collapse, during a major earthquake. The new and seismically strengthened buildings on the site would be more resistant to earthquake damage than are the existing buildings. Persons using the site after the proposed development would probably be relatively safer than those using the site in its present condition in the event of a major earthquake. As noted previously, San Francisco voters have approved bond funding for conversion of the existing library building to the Asian Art Museum, including seismic strengthening.

A geotechnical report would be prepared by a California-licensed geotechnical engineer prior to construction. The project sponsor would ensure that the recommendations of that report are followed regarding excavation and construction.

Final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The proposed project site is not located within the Special Geologic Study Areas identified as having the potential for subsidence, liquefaction or inundation hazards, nor is it located within a known landslide area.¹⁶ The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, the DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed.

Because the project would increase the daytime population on the site that would be subject to substantial danger and contribute to congestion during a major earthquake, the City Planning Commission found that the three-part project would contribute to a significant cumulative impact, although the project would meet the most current building and seismic engineering requirements of the San Francisco Building Code and the existing building would be seismically reinforced. As noted, the new and seismically strengthened buildings would be more resistant to earthquake damage than the existing buildings.

There has been no change that would warrant further analysis of impacts to geology and topography beyond that contained in the *Main Library/Asian Art Museum FEIR*.

10. Water

As stated on pp. A.22-A.23 of the *Main Library/Asian Art Museum FEIR*, most of the project site is covered by impervious materials and would remain so with construction of the proposed project. The general drainage pattern would not be altered; site runoff would drain into the City's combined sanitary and storm sewer system.

¹⁶ San Francisco Department of City Planning, *Master Plan, Community Safety Element*, 1974, p. I.8.12.

Although the precise extent of project excavation, if any, is not known, construction of the project would not be expected to noticeably affect groundwater quality because there is minimal use of groundwater in San Francisco, primarily for irrigation. Since most of the site is already covered by impervious surfaces, groundwater recharge would not be affected by the project.

Mitigation is included in the project to reduce potential effects of sedimentation and dewatering during construction (see *Main Library/Asian Art Museum FEIR* pp. 184-185). There has been no change that would warrant further analysis of water impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

11. Energy

As stated on pp. A.24-A.29 of the *Main Library/Asian Art Museum FEIR*, the existing library building is connected to the Civic Center steam loop system that serves public buildings in the area. The Civic Center steam system was formerly supplied by a City plant at McAllister and Larkin Streets; as of July 1995, the system is supplied by a private company that also serves downtown buildings. The City office building at 45 Hyde Street is not served by the system.

In summary, energy use would be more intensive for the Asian Art Museum than for the existing library building due to new temperature controls and related air conditioning equipment for the museum collection (total energy use for the existing library building, when converted to museum use, would increase due to these special requirements) and due to the proposed expansion to the 45 Hyde Street space. The Asian Art Commission would work with the City Energy Conservation Office in development of final plans to ensure that the museum would not use energy in a wasteful manner. Energy use would not be expected to be greater than projected demand for the Downtown and Vicinity. There has been no change that would warrant further analysis of energy and natural resources impacts beyond that contained in the *Main Library/Asian Art Museum FEIR*.

12. Hazards

Potential hazards associated with the project were discussed and evaluated in the *Main Library/Asian Art Museum FEIR*, and in the Initial Study that preceded it. As stated on pp. 175-176 of the *Main Library/Asian Art Museum FEIR*, the project site has no history of significant hazardous materials use or hazardous waste generation. In summary, the *Main Library/Asian Art*

Museum FEIR reported no records of hazardous materials spills, leaks, or other environmental contamination at the project site.

Records indicate that two permitted 10,000-gallon diesel storage tanks are located at the City steam plant at Larkin and McAllister streets, but that no underground storage tanks are present at the project site. Additional information on storage of hazardous materials and hazardous waste at properties in the neighborhood of the project can be found on p. 176 of the *Main Library/Asian Art Museum FEIR*. Because historic site use and available records do not suggest that contaminated soil or groundwater would be found on the project site, the *Main Library/Asian Art Museum FEIR* concluded (p. 176) that impacts related to environmental contamination would be unlikely.

Hazardous materials found in older structures can include building components such as asbestos, PCBs, lead-based paint, and fluorescent light tubes. All of these materials can be hazardous if handled improperly.

Asbestos-containing materials are present in the existing library building and are likely present in the 45 Hyde Street building, given its age. As stated on page A.31 of the *Main Library/Asian Art Museum FEIR*, an asbestos survey was completed for the existing library building. Some asbestos abatement has been undertaken as part of already completed earthquake damage repair on the existing library building, and additional asbestos abatement is required.¹⁷ Demolition and remodeling of existing buildings must comply with State law that requires, where there is asbestos-related work involving 100 square feet or more of asbestos-containing materials, that the asbestos contractor be certified and that certain procedures set forth by the Bay Area Air Quality Management District and the State Occupational Safety and Health Administration be followed during demolition and waste disposal. State and local laws that regulate proper handling and disposal of asbestos-containing materials found in buildings to be renovated or demolished were discussed in detail in the *Main Library/Asian Art Museum FEIR* on pp. A.31-A.32. The required procedures, already established as part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a level of insignificance.

An occasional hazard in older buildings comes from transformers, light ballasts, or other electrical equipment that contain polychlorinated biphenyls (PCBs). The possibility of and

¹⁷ Tony Irons, City Hall project manager, San Francisco Bureau of Architecture, telephone conversation, November 3, 1995.

consequences of PCBs being on the project site was evaluated on pp. 176-177 of the *Main Library/Asian Art Museum FEIR*. A mitigation measure for PCB-related hazards is on p. 185 of the *Main Library/Asian Art Museum FEIR*.

Lead-based paint was commonly used prior to 1960.¹⁸ Lead, when ingested chronically, is a bioaccumulative and toxic substance. Although lead-contaminated soil is regulated as a hazardous waste in California if its concentration exceeds certain thresholds, lead-based paints pose little risk when adhering to surface of the painted material. The California Department of Toxic Substances Control (DTSC) does not consider intact painted materials to be hazardous waste but is considering preparing guidelines for proper management and disposal of paint abatement waste (*i.e.*, paint chips or sandblasted paint debris) and recommends that paint waste be evaluated independently from the building material to determine its proper management.¹⁹ Any chipped or detached paint would need to be removed from the structures before demolition, and may require disposal as a hazardous waste, depending on the level of lead identified in the paint.

The DTSC considers spent fluorescent light tubes to be hazardous waste for purposes of disposal because they contain mercury, a bioaccumulative and toxic metal. Depending on the amounts of mercury present, federal law also can consider the tubes hazardous. DTSC policy allows a generator of waste fluorescent tubes to dispose up to 25 tubes per day at a municipal landfill if the tubes are not considered hazardous under federal law.²⁰ Disposal as a hazardous waste would be required of the contractor if a larger quantity of lights is generated during demolition and remodeling activities.²¹ One additional mitigation measure not included in the *Main Library/Asian Art Museum FEIR* is identified to further reduce potential impacts of hazardous building materials (see p. 34 of this memorandum). It would supplement mitigation measures in the *Main Library/Asian Art Museum FEIR* (p. 185); it does not indicate a potential new significant impact.

¹⁸ The U.S. Department of Housing and Urban Development considers paint that contains greater than 5,000 parts per million of lead to be lead based.

¹⁹ "Lead Painted Construction Debris," Department of Toxic Substances Control, Waste Evaluation Guidance, August 19, 1993.

²⁰ "Fluorescent Light Tubes," Department of Toxic Substances Control, Waste Evaluation Guidance, August 19, 1993.

²¹ City and County of San Francisco, Department of City Planning, *San Francisco Courts Building Final EIR*, June 23, 1994.

In addition to mitigation measures identified in the *Main Library/Asian Art Museum FEIR* and herein, the project would comply with all current state and federal regulations regarding proper handling of hazardous building materials. All potential health and safety issues related to building contamination and soil contamination and remediation would be reduced to a level of insignificance by the mitigation measure noted above and those in the *Main Library/Asian Art Museum FEIR* (p. 185), by procedures already included in the project, and by compliance with current laws and construction practices.

As stated in the *Main Library/Asian Art Museum FEIR* on p. A.30, the project's emergency plan would be coordinated with the City's emergency planning activities, and the project would not interfere with emergency response plans or emergency evacuation plans.

As stated in the *Main Library/Asian Art Museum FEIR* on p. A.31, the project would be required to conform to the Life Safety provisions of the San Francisco Building Code and Title 24 of the California Code of Regulations; the project would not create a fire hazard.

There has been no change that would warrant further analysis of this issue beyond that contained in the *Main Library/Asian Art Museum FEIR*.

13. Architectural, Historic and Cultural Resources

As stated on p. 58 of the *Main Library/Asian Art Museum FEIR*, the existing library building received the highest rating of "5" in the Department of City Planning's 1976 citywide architectural inventory, and an "A" rating by the Foundation for San Francisco's Architectural Heritage. (The three-story library annex at 45 Hyde Street was unrated in all surveys.) The existing library building is also a contributory building within the Civic Center National Historic Landmark District and the Civic Center National Register Historic District as well as a contributory building within the City of San Francisco's Civic Center Historic District. This local district was proposed at publication of the *Main Library/Asian Art Museum FEIR*, and since publication of the *Main Library/Asian Art Museum FEIR*, the City of San Francisco has approved the aforementioned Civic Center Historic District, pursuant to Article 10 of the City Planning Code. As noted, the existing main library building is a contributory building within the local historic district, and certain interior features are identified as "exceptionally significant interior public spaces," alterations to which could require the same level of review and approval as alterations to the building exterior. Those interior features are the Monumental Grand Staircase, the Main Entrance Hall and Vestibule, the Monumental Public Corridors and Balcony

Spaces including the Gottardo Piazzoni Murals in Public Corridor 290, and the Main Program Spaces.²² The *Main Library/Asian Art Museum FEIR* discusses the then-proposed Historic District on p. 54, and the potential inclusion therein of interior spaces within the existing library building on p. 56.

Architects have not yet been engaged to develop the design and plans for renovation of the old main library building as the Asian Art Museum. The following information is presented based on an April 1988 feasibility study and on discussions with museum staff, and is substantially unchanged from the information presented in the *Main Library/Asian Art Museum FEIR* (see *Main Library/Asian Art Museum FEIR* pp. 81-84).²³ It should be noted that this analysis may be conservative in that it assumes a number of alterations to the interior and exterior of the existing library building. Once an architect is selected and the project design developed, impacts to architectural and historic resources could be less. In summary, renovation and remodeling of the building to accommodate the Asian Art Museum would preserve the facades of the existing library building, except as noted below, and some of the larger ceremonial spaces inside the building.

As described in the *Main Library/Asian Art Museum FEIR*, the building's main entrance would remain on Larkin Street. The inscriptions identifying and dedicating the building, above the Larkin Street entrance, would be replaced with a sign or inscription identifying the building as the Asian Art Museum of San Francisco and Chong-Moon Lee Center for Asian Art and Culture (the latter name has been added since FEIR publication). The cement statues above the Larkin Street entrance (representing Art, Literature, Philosophy, Science and Law) and inscribed names of literary figures on the end bays on all four sides of the building would be removed. If the feasibility study were followed, the single entry on Fulton Street would be replaced by two new entryways that would replicate the existing doorway; a disabled entrance ramp would be added and the ground-floor windows on Fulton Street would be extended to floor level to provide additional light (*Main Library/Asian Art Museum FEIR*, p. 82).

As described in the *Main Library/Asian Art Museum FEIR*, some interior spaces would remain as existing, while others would be altered. The processional stairway from the main entrance to the existing General Reference room would remain, and the reference room would become a

²² City Planning Code Article 10, Appendix J, Sec. 10.

²³ William Turnbull Associates, *Asian Art Museum - Main Public Library Building: A Feasibility Study*, April 1988; and Langston Trigg, AIA, Project Manager, Asian Art Museum, telephone conversation, February 20, 1996.

reception room. The west second floor reading room would be converted to a gallery, while the larger south reading room would serve as flexible space for special events. The high ceilings would be retained in both reading rooms. The current library stacks would be converted to gallery, office and work space, including a new mezzanine level. Large canvas murals in both second floor reading rooms (by Frank duMond, dating from the 1915 Panama-Pacific Exposition) and on the walls of the second-floor balcony (on the west wall and on either side of the processional stairway; by Gottardo Piazzoni, dating from the 1930s and 1940s) may be moved, if feasible (*Main Library/Asian Art Museum FEIR*, pp. 82-83 and 180). Alternatively, the murals would be covered in place.²⁴

Based on the feasibility study, the 45 Hyde Street building would be demolished and replaced with a two-story addition to the existing library building that would continue the existing 80-foot cornice line on McAllister and Hyde Streets. This addition would include a ground-floor auditorium and temporary exhibit space and galleries. A depressed roof would be about 40 feet below the cornice, and a false facade would continue up to the cornice line. The addition would be designed to allow construction of two additional floors within this envelope in the future. The McAllister Street frontage of the existing library building would be extended to Hyde Street, continuing the existing pattern of recessed windows and cornice line. The corner of McAllister and Hyde Streets would be similar to the end bays on Larkin Street. The Hyde Street frontage would continue the cornice line; this wall would be plainer than the other three sides of the building. Exterior wall additions would likely be of precast concrete, with design, color and finish intended to be compatible with the existing structure (*Main Library/Asian Art Museum FEIR*, p. 82).

As described in the *Main Library/Asian Art Museum FEIR*, a variation on the design for the Asian Art Museum would not include construction of the addition at 45 Hyde Street. With this plan, additional gallery space would be created in the south (Fulton Street) reading room and in a partial mezzanine constructed within this room. The decorative ceiling would remain visible from both the second floor and the new mezzanine, but the overall effect would be to eliminate the high ceiling in most of this large interior space. Exterior alterations to the existing building would be the same (*Main Library/Asian Art Museum FEIR*, p. 83). Although no formal design of the proposed addition has been completed, the *Main Library/Asian Art Museum FEIR* examines the 45 Hyde Street addition for purposes of a conservative analysis of architectural,

²⁴ Langston Trigg, AIA, Project Manager, Asian Art Museum, telephone conversation, February 20, 1996.

cultural, transportation, shadow, wind, and construction noise impacts. Remodeling for the Asian Art Museum without the Hyde Street addition would have less impact than described in the *Main Library/Asian Art Museum FEIR*, except for the interior changes addressed above.

Given that the project would result in a change of use of the existing library building from the Main Library to the Asian Art Museum, and given the space needs of the museum, it is likely that the Asian Art Commission would require that the project include some degree of exterior and/or interior alteration that would be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. Proposed alterations that could result in significant impacts, and mitigation measures, identified in the *Main Library/Asian Art Museum FEIR*, to avoid or lessen those impacts, are described below.

As stated on p. 83 of the *Main Library/Asian Art Museum FEIR*, based on a 1992 review of the Draft EIR by the National Park Service (NPS) and the State Office of Historic Preservation (SHPO), removal of the statues on the Larkin Street frontage, the inscriptions identifying the library and naming literary figures, and of the Piazzoni murals in the library interior, and the proposed lengthening of the windows on the Fulton Street facade would not conform to the Secretary of the Interior's Standards for Rehabilitation, and would significantly affect this contributory building in the National Historic Landmark District. Installation of mezzanine(s) in the second floor reading rooms of the existing Main Library (not the preferred option of the Asian Art Museum), would not conform to the Secretary's Standards either. The Secretary's Standards are used by the NPS in reviewing federal projects that involve Historic Properties and by NPS and SHPO in determining eligibility of rehabilitation projects for federal tax credits; the Standards do not prohibit any rehabilitation activity where tax credits are not sought. Similarly, designation as a Historic Property does not prohibit other rehabilitation (*Main Library/Asian Art Museum FEIR*, p. 83a). Many local governments use the Secretary's Standards in determining the appropriateness of preservation, rehabilitation, restoration or reconstruction of locally designated historic properties.²⁵ The Secretary's Standards may be used to determine whether any adverse impact to a historic resource will result.

As noted, the Civic Center Historic District was approved after certification of the *Main Library/Asian Art Museum FEIR*. However, the *Main Library/Asian Art Museum FEIR* evaluated the physical changes to the building, a contributory building in two National Register districts and to this local Historic District then proposed. Physical effects related to the proposed

²⁵ Crowe, Michael, National Park Service, telephone conversation, February 26, 1996.

changes as described would be comparable in the context of the local Historic District to those in the context of the National Historic Landmark District; additional local approvals, including a Certificate of Appropriateness, would be required. The *Main Library/Asian Art Museum FEIR* (p. 180) identified mitigation measures that would avoid the significant impacts identified. They have not been agreed to by the Asian Art Museum pending development of detailed design plans. For this reason, the City Planning Commission, in certifying the *Main Library/Asian Art Museum FEIR*, identified a significant impact on architectural and historic resources related to alteration of the existing library building. The mitigation measures identified in the *Main Library/Asian Art Museum FEIR* include the Asian Art Commission adopting a remodeling plan that would not remove exterior inscriptions and statuary or lengthen windows on the Fulton Street side; and would retain in place the Piazzoni murals (see *Main Library/Asian Art Museum FEIR* p. 180). The *Main Library/Asian Art Museum FEIR* includes other measures that could reduce, in part, impacts related to the Piazzoni murals: to relocate them to a suitable site to be approved by the Art Commission, or cover rather than remove them (see *Main Library/Asian Art Museum FEIR* p. 180). Another mitigation measure in the *Main Library/Asian Art Museum FEIR* (p. 180) states that the Board of Supervisors could condition transfer of the existing library building to Asian Art Commission jurisdiction upon the Commission's adoption of a remodeling program that would comply with the Secretary of the Interior's Standards for Rehabilitation (part of the Secretary of the Interior's Standards for the Treatment of Historic Properties). The mitigation measures identified on p. 180 of the *Main Library/Asian Art Museum FEIR* remain valid, as does the impact analysis on pp. 81-86a. There has been no substantial change to the Asian Art Museum project and no substantial change with respect to the circumstances under which the project would be undertaken since certification of the *Main Library/Asian Art Museum FEIR*, nor has any new information of substantial importance related to this topic become available since certification of the *Main Library/Asian Art Museum FEIR*. Therefore no further analysis of architectural and historic resources beyond that contained in the *Main Library/Asian Art Museum FEIR* is warranted.

As stated on pp. 84-85 of the *Main Library/Asian Art Museum FEIR*, an archaeological resources report prepared for the project site and vicinity showed that excavation could disturb soils not exposed by previous activity on the site, including human remains from the former Yerba Buena Cemetery and artifacts from Old City Hall, each of which occupied the existing library building site, consecutively, prior to 1906. Artifacts collected during excavation at the New Main Library building site included fragmented human skeletal remains; foundations of the former City Hall and related City infrastructure; building elements such as bricks, paving stones, bond iron, terra cotta castings, and tiles; and miscellaneous items such as decorative elements, ceramic tableware,

bottles, and coins.²⁶ Mitigation is included in the project to reduce potential impacts to subsurface cultural resources (see *Main Library/Asian Art Museum FEIR* pp. 179-180). There has been no change that would warrant further analysis of archaeological resources beyond that contained in the *Main Library/Asian Art Museum FEIR*.

MITIGATION MEASURES

Mitigation measures in the *Main Library/Asian Art Museum FEIR* remain applicable to the project as currently proposed. Two measures (regarding construction noise and construction traffic) have been revised and another two (regarding construction traffic and hazards) have been revised and expanded. Finally, one measure (regarding potential dewatering) has been revised in response to subsequently enacted local requirements concerning groundwater. These mitigation measure are not the result of new significant impacts not identified in the *Main Library/Asian Art Museum FEIR*. Revised measures are provided below.

Transportation

Measures Revised in this Memorandum and Proposed as Part of the Project

- In order to provide for pedestrian safety during the construction period for the Asian Art Museum, the museum's construction manager shall ensure that pedestrian walkways are maintained, as determined to be necessary by the Traffic Engineering Division of the Department of Parking and Traffic, during remodeling of the existing library building and construction of the addition to that building. Coordination between the Project Sponsor, construction contractor and City departments shall also include the development of measures to ensure adequate pedestrian safety during the construction period. Typically, these measures include the placement of flag persons, warning signs, and barriers to control and protect pedestrian and auto traffic from construction vehicles, activity and equipment.
- During the construction period, construction truck movement shall be permitted only between 9 a.m. and 3:30 p.m., or at other times if authorized by the Department of Parking and Traffic, to minimize peak-hour traffic (including transit) conflicts. The Project Sponsor and construction contractor(s) shall meet with the Traffic Engineering Division of the Department of Parking and Traffic, the Fire Department, MUNI and the Planning Department to determine feasible traffic mitigation measures to reduce traffic congestion and pedestrian circulation impacts during construction of this project and other nearby projects that are planned for construction or which later become known. To minimize cumulative traffic impacts due to lane closures during construction, the Project Sponsor

²⁶ Basin Research Associates, *Archaeological Monitoring and Architectural Documentation, San Francisco Main Library Project, Vol. 1*, December 1994.

shall coordinate with construction contractors for any concurrent nearby projects that are planned for construction or become known.

Noise

- Should the 45 Hyde Street addition be constructed, the project sponsor shall require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which shall reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.

Geology/Topography/Hydrology

- If dewatering were necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to reduce the amount of sediment entering the storm drain/sewer lines. Any groundwater encountered during construction shall be subject to the requirements of the City's Industrial Waste Ordinance (Ordinance No. 199-77), requiring that groundwater meet specified standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the Department of Public Works must be notified of projects necessitating dewatering. That office may require analysis before discharge.

Hazards

Measure Revised in this Memorandum and Proposed as Part of the Project

- The project sponsor would ensure that building surveys have been or are conducted to identify asbestos-containing materials, PCB-containing electrical equipment, lead-based paint, fluorescent light tubes that may contain mercury, and any other potentially hazardous building materials. If necessary to protect public health, construction workers, or the environment, removal, abatement, and disposal of identified hazardous building materials or other hazardous substances would be conducted prior to demolition of existing structures, as required by the Bay Area Air Quality Management District, the California Occupational Safety and Health Administration, and federal, state, and local laws, including Titles 22 and 23 of the California Code of Regulations (Hazardous Materials and Water Quality) and the City's Hazardous Materials Ordinance.

ALTERNATIVES

The following alternative uses for the existing library building were identified in the *Main Library/Asian Art Museum FEIR*. None of these alternatives remains viable, for the reasons stated below:

- A. No Project: The New Main Library would not have been constructed. The Main Library would have remained in its existing location, and the Asian Art Museum would not relocate from Golden Gate Park. Because the New Main Library is complete and occupied, the Main Library vacated its existing building in 1996. Under a current No Project Alternative, the Asian Art Museum would not relocate to the existing library building. Seismic strengthening of the existing library building would not occur as planned, because the bond funding is to be used to convert the existing main library building for use as the Asian Art Museum. This alternative could entail future reuse of the existing library building by another City department (or, less likely, by a private entity, which could require sale of the building by the City). Since certification of the *Main Library/Asian Art Museum FEIR*, San Francisco voters approved the issuance of \$41.7 million in general obligation bonds for upgrade of the Old Main Library building for use as the Asian Art Museum. A September 1992 Seismic Upgrading Study of the existing main library building estimated the cost to make the building seismically safe for service as a public building at \$24 million (1996 dollars), with an additional \$16 million required for buildout for use by another tenant.²⁷
- D. Expansion and Reuse of Existing Library: This alternative would have remodeled and expanded the existing library building to accommodate the space needs of the Main Library. The Asian Art Museum would not relocate from Golden Gate Park. Because the New Main Library is complete, the Main Library vacated its existing building in 1996. In addition, San Francisco voters approved a bond measure that provides funds specifically for use in converting the existing main library building to the Asian Art Museum. Therefore, this alternative has been superseded.
- E. Existing Library as Courts Facility: This alternative included construction of the New Main Library, as has occurred. The alternative would relocate the Civil Division of the San Francisco Superior Court from City Hall to the existing library building, which would be remodeled to accommodate court functions. Because the new San Francisco Courts Building is under construction at the corner of Polk and McAllister Streets and will house the Civil Divisions of both the Superior and Municipal Courts, and because San Francisco voters approved a bond measure that provides funds specifically for use in converting the existing main library building to the Asian Art Museum, this alternative has also been superseded.

Alternative B in the *Main Library/Asian Art Museum FEIR* involved alternative relocation sites for the Pioneer Monument, in connection with construction of the New Main Library. This

²⁷ Teichman, Judith, Asian Art Museum, memorandum, December 18, 1995.

alternative would not affect subsequent use(s) of the existing library building. The monument has been moved to Fulton Street, between the new and existing library buildings. Alternative C involved construction of a New Main Library at an alternate location. This alternative would not affect subsequent use(s) of the existing library building. Alternative F would have been the New Main Library/Asian Art Museum/Fulton Street Mall project with the added expansion of Civic Center Garage. Bond funding for the garage expansion was not approved by San Francisco voters in 1992. No change in project circumstances has occurred to warrant further analysis beyond that contained in the *Main Library/Asian Art Museum FEIR* regarding alternatives.

CONCLUSION

As noted in the Introduction, the City Planning Commission, in certifying the *Main Library/Asian Art Museum FEIR*, identified a project-specific significant impact on architectural and historic resources related to alteration of the existing library building. The Commission also identified two significant cumulative effects that could not be mitigated to a level of less than significance: project contribution to cumulative traffic increases and transit loading potentially leading to violations of standards for emission of fine particulates (PM_{10}) with concomitant health effects and reduced visibility; and an increase in daytime population that would be subject to substantial danger and would increase congestion after a major earthquake. These conclusions remain valid for the Asian Art Museum project. There has been no change in the project or circumstances that would warrant further analysis beyond that contained in the FEIR as updated herein.

Based on the above analysis and discussion, no important revisions are needed in the *Main Library/Asian Art Museum FEIR* because there has been no substantial change in the project, as proposed; because the analysis of changes in circumstances in the project area shows that no new significant environmental impacts would result from the proposed project; and because no new information has come to light that would indicate the potential for new significant impacts not identified in the *Main Library/Asian Art Museum FEIR*, or a substantial increase in severity of significant impacts previously identified in the *Main Library/Asian Art Museum FEIR*.

Therefore, no further evaluation is required pursuant to San Francisco Administrative Code Section 31.35(d), and no Supplemental or Subsequent EIR is needed pursuant to State CEQA *Guidelines* Sections 15162 and 15163.

EXHIBIT A

Pursuant to California
Environmental
Quality Act

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
CULTURAL RESOURCES: (Per pp. 179-180 of the Final EIR) The sponsor shall retain the services of an archaeologist. The Environmental Review Officer (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist shall determine whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of cultural and historic artifacts, and the procedures to be followed if such artifacts are uncovered. Given the archival history of the project site, an historical archaeologist would be present during site excavation and would record observations in a permanent log. The ERO would also require cooperation of the project sponsor in assisting such further investigations on site as may be appropriate prior to or during project excavation, even if this results in a delay in excavation activities. Should cultural or historic artifacts be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the ERO and the President of LPAB. Excavation or construction activities which might damage discovered cultural resources shall be suspended for a maximum of four weeks (cumulatively for all instances where the ERO has required a delay in excavation or construction) to permit inspection, recommendation and retrieval, if appropriate. Upon receiving the advice of the consultants and the LPAB, the ERO would recommend specific action to protect the resources, if necessary. Following site clearance, an appropriate security program shall be implemented to prevent looting. Any discovered cultural artifacts assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB, shall be placed in an appropriate repository as determined by the ERO. Copies of the reports prepared according to these mitigation measures would be sent to the California Historic Resources File System at Sonoma State University along with three copies to the ERO.	The Project Sponsor and a qualified archaeologist The Project Sponsor and a qualified archaeologist The Project Sponsor and a qualified archaeologist	Prior to issuance of grading or building permits Prior to the start of excavation and on an on-going basis during project excavation During excavation and foundation construction	Project Sponsor to provide name of archaeologist to Planning Department and cooperate in decisions called for. Project Sponsor or archaeologist to carry out monitoring during excavation and foundation construction period and prepare report on results. Project Sponsor or archaeologist to carry out monitoring during excavation and foundation construction period, report to designated persons as needed, and prepare report on results. Project Sponsor or archaeologist to orally report to Planning Department immediately upon discovery as to security program proposed.	Upon Planning Department consultation, and receipt of letter from archaeologist regarding determinations. Upon Planning Department receipt of final report and completion of foundation construction. Upon Planning Department receipt of final report and completion of foundation construction. Upon Planning Department receipt of final report and information confirming repository.

May 1, 1996

Asian Art Museum
Assessor's Block 353
Lot 1
Motion No.:
Exhibit B
Page 2

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MONITORING PROGRAM			
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility
TRANSPORTATION: (Per pp. 180a-183 of the Final EIR) The project sponsor would, in consultation with the Municipal Railway, install eyebolts or make provisions for direct attachment of eyebolts for MUNI trolley wires on the proposed buildings wherever necessary or agree to waive the right to refuse the attachment of eyebolts to the proposed buildings if such attachment is done at City expense.	The Project Sponsor	Prior to issuance of temporary or permanent Certificate of Occupancy	The Project Sponsor to provide the Planning Department with written documentation of consultations with MUNI and the results within two weeks following approval of the Building Permit by the Department of Building Inspection.
In order to provide for pedestrian safety during the construction period for the Asian Art Museum, the museum's construction manager shall ensure that pedestrian walkways are maintained, as determined to be necessary by the Traffic Engineering Division of the Department of Parking and Traffic, during remodeling of the existing library building and construction of the addition to that building. Coordination between the Project Sponsor, construction contractor and City departments shall also include the development of measures to ensure adequate pedestrian safety during the construction period. Typically, these measures include the placement of flag persons, warning signs, and barriers to control and protect pedestrian and auto traffic from construction vehicles, activity and equipment.	The Project Sponsor and the Project Contractor	During construction	Project Sponsor to provide Planning Department with monthly reports during construction period.
			Considered complete upon receipt of final monitoring report at completion of construction.

Considered complete upon Planning Department receipt of written documentation from the Project Sponsor and/or installation of eyebolts.

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL				MONITORING PROGRAM		
Mitigation Measures Adopted As Conditions of Approval		Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed	
While subsurface sidewalk vaults are discouraged, if vaults are included in the project, the project sponsor shall design subsurface sidewalk vaults to allow for possible future widening of adjacent streets. Vault design shall be of sufficient strength to carry maximum vehicular live and dynamic loads. Design of the vault area to accommodate street trees shall also be made, subject to Department of Public Works approval. In addition, should vaults exist or be installed as part of the project, the project sponsor shall accommodate and pay for the installation of all subsurface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, etc. within project vault areas. Placement of such improvements is entirely within the discretion of the City.		The Project Sponsor and Project Architect	Prior to issuance of building permit	Sponsor shall provide Planning Department with a copy of Plan Specifications so stating.	Considered complete upon Planning Department receipt of documentation.	
The Asian Art Museum shall provide traffic control personnel on Hyde Street during truck loading movements to ensure the safety of pedestrians and to minimize transit and automobile traffic disruption. The Museum shall install a lighted sign and/or a noise-emitting device at the entrance to its loading dock to alert pedestrians to vehicles exiting the loading area.		The Project Sponsor	Prior to issuance of temporary or permanent Certificate of Occupancy	Sponsor shall coordinate with the Department of Parking and Traffic for traffic control during operations of Hyde Street loading dock.	Considered complete upon submittal of resulting written procedures to the Planning Department	
The Asian Art Museum shall include secure bicycle parking facilities for employees and visitors and shall provide employee showers to encourage bicycle commuting.		The Project Sponsor and the Project Architect	Prior to issuance of temporary or permanent Certificate of Occupancy	Sponsor shall provide Planning Department with a copy of Plan Specifications including lighted sign and/or noise-emitting device.	Considered complete upon Planning Department receipt of documentation.	
		The Project Sponsor and the Project Architect	Prior to issuance of temporary or permanent Certificate of Occupancy	Sponsor shall provide Planning Department with a copy of Plan Specifications so indicating.	Considered complete upon approval of the sponsor's Building Permit Application by the Planning Department.	

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MONITORING PROGRAM				
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
The placement of paving, landscaping or structures on the sidewalk area (subject to City approval) shall be done in such a way as to minimize interference with pedestrian traffic.	The Project Architect and the Project Sponsor	Prior to issuance of building permit	Sponsor shall submit plans incorporating all elements as stated prior to approval of the sponsor's Building Permit Application by the Planning Department and the Department of Building Inspection (DBI).	Considered complete upon approval of the sponsor's Building Permit Application by DBI.
(Per p. 181 of the Final EIR and Mitigation Findings) During the construction period, construction truck movement shall be permitted only between 9 a.m. and 3:30 p.m., or at other times if authorized by the Department of Parking and Traffic, to minimize peak-hour traffic (including transit) conflicts. The Project Sponsor and construction contractor(s) shall meet with the Traffic Engineering Division of the Department of Parking and Traffic, the Fire Department, MUNI and the Planning Department to determine feasible traffic mitigation measures to reduce traffic congestion and pedestrian circulation impacts during construction of this project and other nearby projects that are planned for construction or which later become known. To minimize cumulative traffic impacts due to lane closures during construction, the Project Sponsor shall coordinate with construction contractors for any concurrent nearby projects that are planned for construction or become known.	The Project Sponsor and the Project Contractor	During construction	Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM		
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility

AIR QUALITY: (Per p. 183 of the Final EIR)

The Project Sponsor shall require the general contractor to sprinkle demolition sites with water regularly during demolition, excavation, and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other materials; cover trucks hauling debris, soils, sand and other material; cover trucks hauling debris, soils, sand, or other such material; and sweep surrounding streets during demolition, excavation and construction at least once per day to reduce PM₁₀ emissions. The project sponsor shall require the contractor obtain reclaimed water from the Clean Water Program for this purpose. The Project Sponsor shall require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of PM₁₀ and other pollutants by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that shall be in frequent use for much of the construction period.

The Project Sponsor and the Project Contractor

During construction

Project Sponsor to provide Planning Department with monthly reports during construction period.

Considered complete upon receipt of final monitoring report at completion of construction.

NOISE: (Per p. 183-184 of the Final EIR)

As recommended by the Environmental Protection Element of the San Francisco Master Plan, an analysis of noise reduction measures shall be prepared by the Project Sponsor and recommended noise insulation features shall be included as part of the proposed buildings. For example, such design features could include fixed windows and climate control.

The Project Sponsor and a qualified engineer or consultant working with the Project Architect

Prior to issuance of building permit

Project Sponsor shall submit copy of report to OER with explanation of how recommendations shall be incorporated into the project

Considered complete upon receipt of documentation prior to issuance of Building Permit

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			Status/Date Completed
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	
The Project Sponsor shall consult with the Department of Public Works to determine the time when pile driving shall cause the least disturbance to neighboring uses. The Project Sponsor shall require that the construction contractor limit pile driving activity to result in the least disturbance to people. This shall require a work permit from the Director of Public Works pursuant to San Francisco Noise Ordinance Section 2908, if pile driving during nighttime hours were determined to be less disruptive to neighboring uses.	The Project Sponsor and the Project Contractor	Prior to foundation construction	Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
The project contractor(s) shall be required by the project sponsor to use construction equipment with state-of-the-art noise shielding and muffling devices.	The Project Sponsor and the Project Contractor	During foundation construction	Project Sponsor to provide Planning Department with evidence of compliance.	Considered complete when evidence of compliance is provided and accepted.
The Project Sponsor shall require that the project contractor pre-drill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving.	The Project Sponsor and the Project Contractor	Prior to foundation construction	Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
Should the 45 Hyde Street addition be constructed, the project sponsor shall require the general contractor(s) to construct barriers around the 45 Hyde Street site and around stationary equipment such as compressors, which shall reduce construction noise by as much as five dBA, and to locate stationary equipment in pit areas or excavated areas, as these areas shall serve as noise barriers.	The Project Sponsor and the Project Contractor(s)	During construction	Project Sponsor to ensure that contractor's specifications include placement of noise barriers.	Considered complete upon receipt by Planning Department of specifications.
GEOLOGY/TOPOGRAPHY/HYDROLOGY: (Per p. 184 of the Final EIR) One or more geotechnical investigations by a California-licensed geotechnical engineer are included as part of the project. The Project Sponsor and contractor shall follow the recommendations of the final geotechnical report(s) regarding any excavation and construction for the project.	The Project Sponsor, Engineer, and Geotechnical Consultant	Prior to issuance of building permit	Sponsor shall submit copy of study to the Planning Department and to DBI.	Considered complete upon receipt of study by the Planning Department and review and acceptance of project plans by DBI.

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MONITORING PROGRAM			
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility
If dewatering were necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to reduce the amount of sediment entering the storm drain/sewer lines. Any groundwater encountered during construction shall be subject to the requirements of the City's Industrial Waste Ordinance (Ordinance No. 199-77), requiring that groundwater meet specified standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the Department of Public Works must be notified of projects necessitating dewatering. That office may require analysis before discharge. The Project Sponsor shall require the general contractor to install and maintain sediment traps in local stormwater intakes during the construction period to reduce the amount of sediment entering the storm drain / sewer lines, if this is found necessary by the Industrial Waste Division of the Department of Public Works. The Project Sponsor and contractor shall follow the geotechnical engineers' recommendations regarding installation of settlement markers around the perimeter of shoring to monitor any ground movements outside of the shoring itself. Shoring systems shall be modified as necessary in the event that substantial movements were detected.	The Project Contractor, Project Sponsor and Special Inspector, if required by DBI The Project Sponsor and Project Contractor The Project Sponsor, Engineer, and Geotechnical Consultant	During construction During construction Prior to issuance of building permit	Project Sponsor to provide monthly reports to Planning Department during construction and to provide copies of any reports required by the DBI. Project Sponsor to provide monthly reports to Planning Department during construction and to provide copies of any reports required by the DBI. Sponsor shall submit copy of study to the Planning Department and to DBI.
			Upon Planning Department receipt of final report at end of construction. Upon Planning Department receipt of final report at end of construction. Considered complete upon receipt of study by the Planning Department and review and acceptance of study by DBI.

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MONITORING PROGRAM			
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility
Should dewatering be necessary, the final soils report shall address the potential settlement and subsidence impacts of this dewatering. Based upon this discussion, the soils report shall contain a determination as to whether or not a lateral and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works shall require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the Project Sponsor to perform this monitoring. Groundwater observation wells shall be installed to monitor the level of the water table and other instruments shall be used to monitor potential settlement and subsidence. If, in the judgment of the Special Inspector, unacceptable subsidence were to occur during construction, groundwater recharge shall be used to halt this settlement. The Project Sponsor shall delay construction if necessary. Cost for the survey and any necessary repairs to service under the street shall be borne by the Project Sponsor.	The Project Sponsor, Engineer, and Geotechnical Consultant	Prior to issuance of building permit	Sponsor shall submit copy of study to the Planning Department and to DBI.
The Project Sponsor and contractor shall follow the geotechnical engineers' recommendations regarding dewatering to avoid settlement of adjacent streets, utilities and buildings that could potentially occur as a result of dewatering. If recommended by the geotechnical engineer, monitoring wells would be installed around the outside of the excavation to monitor the water level throughout the construction period. Recharge of groundwater could be performed if a substantial drop in water levels took place outside of the excavation.	The Project Sponsor, Engineer, and Geotechnical Consultant	Prior to issuance of building permit	Sponsor shall submit copy of study to the Planning Department and to DBI.
			Considered complete upon receipt of study by the Planning Department and review and acceptance of study by DBI.
			Considered complete upon receipt of study by the Planning Department and review and acceptance of study by DBI.

REF 711.57 As42

Asian Art Museum project
: EIR addendum to the
1996.

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

MONITORING PROGRAM			
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility
HAZARDS: (Per the FEIR Addendum) The project sponsor shall ensure that building surveys have been or are conducted to identify asbestos-containing materials, PCB-containing electrical equipment, lead-based paint, fluorescent light tubes that may contain mercury, and any other potentially hazardous building materials. If necessary to protect public health, construction workers, or the environment, removal, abatement, and disposal of identified hazardous building materials or other hazardous substances shall be conducted prior to demolition of existing structures, as required by the Bay Area Air Quality Management District, the California Occupational Safety and Health Administration, and federal, state, and local laws, including Titles 22 and 23 of the California Code of Regulations (Hazardous Materials and Water Quality) and the City's Hazardous Materials Ordinance.	The Project Sponsor and technical consultant	Prior to the issuance of demolition, excavation or building permits.	Evidence of building surveys and compliance with applicable laws and regulations shall be provided to the Planning Department, the Department of Building Inspection (DBI), and the Department of Public Health (DPH).
(Per p. 185 of the Final EIR) In order to reduce potential injury to building occupants during an earthquake or other catastrophic emergency, evacuation and emergency response plans shall be developed by the Project Sponsor or building management staffs, in consultation with the Mayor's Office or Emergency Services to ensure coordination between the City's emergency planning activities and the project's plans and to provide for building occupants in the event of an emergency. The project plans shall be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance by the Department of Public Works of final building permits.	The Project Sponsor	Prior to issuance of temporary or permanent Certificate of Occupancy	Final Plan to be provided to the Office of Emergency Services with a copy of transmittal to the Planning Department.
			Considered complete upon receipt of written documentation prior to issuance of temporary or permanent Certificate of Occupancy.

May 1, 1996

EXHIBIT B: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			Status/Date Completed
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	
To expedite implementation of the City's emergency response plan, the Project Sponsor shall prominently post information for building occupants concerning what to do in the event of a disaster.	The Project Sponsor	Prior to issuance of temporary or permanent Certificate of Occupancy	Final Building Emergency Plan to be provided to the Office of Emergency Services with a copy of transmittal to the Planning Department.	Considered complete upon submittal of written plan to OES (copy of transmittal to Planning Department) prior to issuance of temporary or permanent Certificate of Occupancy.

